

**MINUTES  
LAKE COUNTY  
MT. PLYMOUTH-SORRENTO  
PLANNING ADVISORY COMMITTEE**

**January 24, 2007**

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, January 24th, 2007 at 3:30 p.m. at the Sorrento Christian Center, 32441 CR 437N, Sorrento, Florida. The Mt. Plymouth-Sorrento Planning Advisory Committee is an advisory committee for continued planning efforts within the Mt. Plymouth-Sorrento area as defined in Ordinance 2004-67.

**Members Present:**

G. Curtis Duffield, President  
Priscilla Bernardo-Drugge, Vice-President  
Betty Ann Christian, Secretary

Tim Bailey  
Jeanne Etter  
Scott Taylor  
Clark Morris

Minnie Bollar  
Dr. Ronald Homan  
Judy Weis

**Members Absent:**

Jeff Richardson

**Staff Present:**

Wayne Bennett, AICP, Growth Management, Planning Director  
Donna Bohrer, Public Hearing Coordinator, Planning & Community Design  
Quinette Durkin, Property Manager, Lake County Attorneys Office  
Karen Ginsberg, Senior Planner, Lake County Planning & Development  
Rick Hartenstein, Senior Planner, Lake County Planning & Development

**Guests:**

Commissioner Linda Stewart, Lake County Board of County Commissioners  
Melissa DeMarco, City of Mount Dora Council member  
Mark Reggentin, City of Mount Dora Planning Director  
Keith Schue, Local Planning Agency member  
Peggy Belflower, Local Planning Agency member

G. Curtis Duffield, President called the meeting to order at 3:30 p.m. and noted that a Quorum was present. He confirmed that Proof of Publication was on file in the Planning and Development Services Division and that the meeting had been noticed pursuant to the Sunshine Statute.

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### **Approval of Minutes**

Jeanne Etter was concerned about how her comments had been written in the draft minutes. She wanted the record to reflect the importance she placed on her service to this committee and to dispel any perception that she was not interested in this community. Public Hearing Coordinator, Donna Bohrer, said she would review the audio tape and would submit amended language if appropriate. The minutes from the December meeting were postponed to the next meeting.

### **NEW BUSINESS**

**MOTION by Jeanne Etter, SECONDED by Judy Weiss to nominate the current officers, Curtis Duffield, President; Priscilla Bernardo-Drugge, Vice-President and Betty Ann Christian, Secretary to another term of office.**

**FOR:** Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter, Holman, Taylor, Weiss, Morris

**ABSENT:** Richardson

**AGAINST:** None

**MOTION PASSED:** 10-0

### **TRAILS PRESENTATION**

Melissa DeMarco, Mount Dora City Council Member, discussed the potential for a trail system from Sanford to Tavares. She said the City was offering to administratively assist the MPSPAC any way they could on this project. The City would like to see a partnership of multiple governmental entities and organizations, such as the Trust for Public Lands (TPL), coordinate in an effort to move this trail system forward and to have the rail beds serve the public.

Ms. DeMarco said the City was just beginning to focus on this issue and said CSX was aware of their interest. She discussed continuing to emphasize the importance of this trail to the community and commented on its benefits to the quality of life and to tourism.

During discussion on easements, Scott Taylor commented on the route of the proposed Expressway and preserving the railroad right-of-way. Tim Bailey said the Expressway Authority had agreed that trail and bicycle access would be included in the expressway right-of-way. Ms. Etter said the PMSPEC policies address the importance of a trail system and suggested drafting a resolution. Curtis Duffield said some residents have ideas about the trail alignment and crossing SR 46.

Clark Morris suggested that there might be an economic benefit in the promoting of equestrian trails and facilities which might help to protect the rural character of their community. Commissioner Linda Stewart said she was researching incentives to promote the equestrian and agriculture industries. Priscilla Drugge agreed with the importance of cultivating a market for people who want to benefit from a rural lifestyle. She said trail connectivity was important for horseback riding. Mr. Bailey said equestrian uses could be included in the Rails-to-Trails program.

Mr. Taylor said it was important to be able to resolve conflicts between different types of trail users and to have connectivity. He discussed the advantages of creating “riding lanes” through different properties. Judy Weiss said that parking for horse trailers was another important issue. Ms. Drugge said instead of a green belt around their community perhaps they could have a “riding belt area.”

Rick Hartenstein, Senior Planner, explained that developers are interested in building equestrian communities. He said some of those developments have smaller individual lots with larger common areas for equestrian uses.

In response to a question from Ms. Etter, R. Wayne Bennett, AICP, Planning Director said that as part of the capital improvement program, funds could be requested to help create a plan to obtain grants to purchase land and build facilities. He suggested the County Parks Department might be able to assist with equestrian facilities in the local parks. Mr. Bennett said the County had advertised for a master trail project consultant.

**MOTION by Tim Bailey, SECONDED by Minnie Bollar to draft a resolution emphasizing their interest in trail projects, coordination with the Expressway Authority on a Rails-to-Trails project that would include an option for equestrian accessibility.**

**MOTION Withdrawn.**

Mr. Taylor will draft a resolution for consideration by the MPSPAC.

There was agreement to change the next meeting date to February 13<sup>th</sup> to avoid conflict with Valentine’s Day.

#### **UPDATE ON COMPREHENSIVE PLAN**

Ms. Etter gave a presentation on the Comprehensive Plan process and introduced the new LPA member for this district, Peggy Belflower. Ms. Etter said the MPSPAC policies are included in the draft 2025 Plan as a Special Series. She discussed changes in nomenclature and briefly reviewed the FLUM.

Keith Schue said the Main Street District mapping issues could be easily corrected. There was discussion on zoning issues, including current industrial uses. Mr. Bennett said the LPA would be reviewing commercial issues. He discussed non-conforming uses and said they would be addressed after the new Plan and LDRs are adopted.

**MOTION by Dr. Holman, SECONDED by Priscilla Drugge to appoint Jeanne Etter as the designated MPSPAC representative for the Local Planning Agency.**

Mr. Bailey thought it should be possible for multiple MPSPAC members to attend LPA meetings. The requirements for Sunshine compliance and other advertising issues were discussed.

**FOR:** Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter,  
Holman, Taylor, Weiss, Morris  
**ABSENT:** Richardson  
**AGAINST:** None  
**MOTION PASSED: 10-0**

There was discussion about some MPSPAC members serving on other committees and how to address those advertising issues.

There was discussion on the Community Enhancement Area (CEA) grant process to fund community projects and how to avoid any possible over-lapping issues.

Mr. Morris raised the issue new developments signing utility agreements that may or may not include an annexation clause. He asked about incorporating in order to maintain home rule. Mr. Duffield explained that incorporation was expensive and referred to the Joint Planning Area agreement between Mt. Dora and Lake County.

There was discussion about the inflated cost of purchasing environmental lands and the opportunity for profit taking.

In response to Mr. Morris' question about developing a route for a commuter train, Mr. Taylor said one of the biggest problems is the lack of a defined, compact, central working place.

## **OLD BUSINESS**

President Duffield read a letter from the Sorrento Christian Center requesting a donation to cover the expenses of providing meeting facilities. Betty Ann Christian said a donation of \$25.00 per month was suggested. Mr. Taylor said he felt indebted to this organization because of their community involvement and offered to make a donation that would cover the meeting expenses of the MPSPAC for the following two years.

**MOTION by Scott Taylor, SECONDED by Tim Bailey to have Scott Taylor make a donation to the Sorrento Christian Center to cover the meeting expenses of the MPSPAC for two years.**

**FOR:** Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter,  
Holman, Taylor, Weiss, Morris  
**ABSENT:** Richardson  
**AGAINST:** None  
**MOTION PASSED: 10-0**

## **PUBLIC COMMENT**

Lou Fabrezio promoted the Chamber of Commerce's fund raising golf tournament.

Caleb Keenan, Countryside Homes, thought the website information should be updated and that the charette results should be included.

Karen Ginsberg, Planner, said she would consult with Canin and Associates to ensure there were no copyright issues involved in posting that information. Mr. Clark asked for clarification from the County Attorney's Office regarding public records and copyright laws as applicable to this issue.

**MOTION by Tim Bailey, SECONDED by Jeanne Etter to adjourn the meeting.**

**FOR:** Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter,  
Holman, Taylor, Weiss, Morris

**ABSENT:** Richardson

**AGAINST:** None

**MOTION PASSED: 10-0**

The meeting adjourned at 5:31p.m.

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Donna R. Bohrer  
Public Hearing Coordinator

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Betty Ann Christian  
Secretary